

September 19, 2006 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0339

Hull Street Associates, LLC and Michael Dzaman, Managing Member

Matoaca Magisterial District
Grange Hall Elementary, Swift Creek Middle and Cosby High Schools Attendance Zones
South line of Hull Street Road

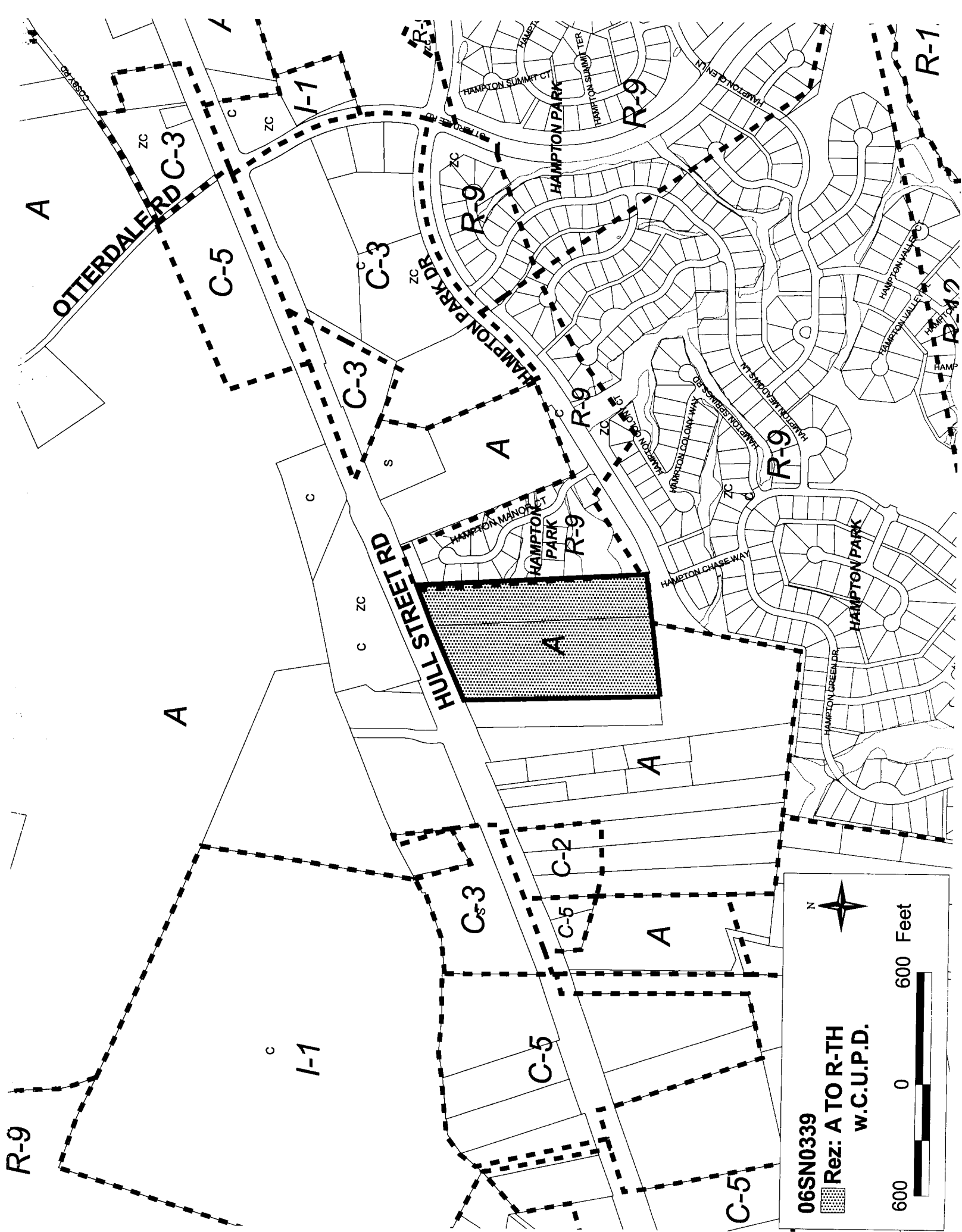
REQUEST: Rezoning from Agricultural (A) to Residential Townhouse (R-TH) plus Conditional Use Planned Development to permit exceptions to Ordinance requirements.

PROPOSED LAND USE:

Residential uses are proposed. A maximum of eight (8) dwelling units per acre is permitted in a Residential Townhouse (R-TH) District, yielding a maximum density of 127 dwelling units. The average actual lots recorded in a Residential Townhouse (R-TH) District, utilizing public water and sewer, is 4.7 units per acre, yielding approximately seventy-four (74) dwelling units. An exception is requested to permit parking within garages to be credited towards the minimum requirements for townhouse development. (Proffered Condition 12 and Textual Statement)

RECOMMENDATION

The Matoaca District Commissioner has indicated that he desires the Commission to defer this case to the October 17, 2006, hearing to allow the applicant time to address his concerns. The applicant has agreed to the deferral. A deferral to the October 2006 Planning Commission meeting would require the submission of any revisions no later than September 18, 2006. If this deadline cannot be met, a longer deferral may be appropriate.



06SN0339

Rez: A TO R-TH
w.C.U.P.D.

